Karen Johnson Davidson County
Batch# 409110 DEEDWARR
06/02/2020 12:58:17 PM 3 pgs
Fees: $18.00 Taxes: $444.00

20200602-0056554

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $120.000.00.

AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2594
Email: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 28th day of May

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

ADDRESS NEW OWNER AS FOLLOWS:
CHARLES E. BINKLEY
2622B UNION HILL ROAD
JOELTON, TN 37080

SEND TAX BILLS TO:
CHARLES E. BINKLEY
2622B UNION HILL ROAD
JOELTON, TN 37080

MAP-PARCEL NUMBERS
015000113000

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of May, 2020, by and between Ernest C. Midgett and wife, Ricki G. Midgett, hereinafter called Grantor, and Charles E. Binkley, a single person, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Ernest C. Midgett and wife, Ricki G. Midgett, Grantor, do hereby bargain, sell, transfer and convey unto Charles E. Binkley, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2622 Union Hill Road, Joelton, TN 37080

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

ERNEST C. MIDGETT
SIGNATURE OF SELLER

RICKI G. MIDGETT
SIGNATURE OF SELLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ERNEST C. MIDGETT AND RICKI G. MIDGETT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 28th day of May, 2020.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
Joelton, TN 37080

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, referred to in previous instruments as "Lot B-11 on an unrecorded Plan of O.B. Goodwin land, described according to a survey by C. J. Carney, April 6, 1970" and further described according to a survey by Southern Land and Associates, Inc., dated February 23, 1978, described as follows:

Beginning at a point in Union Hill Road, said point being located South 15° 30' West, 427.5 feet from the northeast corner of the property conveyed to O.B. Goodwin and wife, by deed from S.H. Goodwin and wife, of record in Book 1755, page 491, said Register's Office; said northeast corner being located at or near the intersection of the westerly margin of Union Hill Road and the southeasterly margin of Morgan Road; thence within Union Hill Road South 15° 30' West, 102.5 feet to the northeast corner of the property conveyed to Walter F. Duke and wife, by deed from Rick T. Puckett and wife, of record in Book 5070, page 898, Register's Office for said County; thence with the northeasterly line of said Duke's property northwestwardly 260 feet to the most southerly corner of the property conveyed to Paul E. Hambrick and wife, by deed from Roy L. Davis and Wife, of record in Book 4817, page 455, Register's Office for said County; thence with a line of said Hambrick's property North 47° East, 105.5 feet to a inner corner of said Hambrick's property; thence in a part with a line of said Hambrick's property South 61° East, passing the westerly margin of Union Hill Road at 175 feet according to said deed to said Hambrick a total distance of 200 feet to the point of beginning.

BEING the same property conveyed to Ernest C. Midgett and wife, Ricki G. Midgett, by deed from Norma P. Harvison, AS SURVIVING TENANT BY THE ENTIRETY, of record in Instrument No.: 20140227-0017117, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2020 and subsequent years, A LIEN, not yet due and payable (Map 015, PARCEL 113). 2019 real property taxes PAID.
2. Any and all other matters appearing of record.